

128.A

Map

0003

Block

0026.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 471,300 /

USE VALUE: 471,300 /

ASSESSed: 471,300 /

Total Card /

Total Parcel

471,300

471,300

471,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MENOTOMY RD, ARLINGTON

OWNERSHIP

Owner 1:	KINCHLA JULIE A
Owner 2:	
Owner 3:	
Street 1:	26 MENOTOMY RD UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	PERNETA SANDRA -
Owner 2:	-
Street 1:	26 MENOTOMY RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7767												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	468,100	3,200		471,300
Total Card	0.000	468,100	3,200		471,300
Total Parcel	0.000	468,100	3,200		471,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	303.09	/Parcel:	303.09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	468,100	3200	.		471,300		Year end	12/23/2021
2021	102	FV	454,200	3200	.		457,400		Year End Roll	12/10/2020
2020	102	FV	447,200	3200	.		450,400	450,400	Year End Roll	12/18/2019
2019	102	FV	420,500	3200	.		423,700	423,700	Year End Roll	1/3/2019
2018	102	FV	371,400	3200	.		374,600	374,600	Year End Roll	12/20/2017
2017	102	FV	338,300	3200	.		341,500	341,500	Year End Roll	1/3/2017
2016	102	FV	338,300	3200	.		341,500	341,500	Year End	1/4/2016
2015	102	FV	312,300	3200	.		315,500	315,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNETA SANDRA	93-38		3/30/2006		360,000	No	No		
TARR ERIC	92-26		12/27/2005	Family		No	No		
PERNETA SANDRA/	92-25		12/27/2005		100	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNETA SANDRA	93-38		3/30/2006		360,000	No	No		
TARR ERIC	92-26		12/27/2005	Family		No	No		
PERNETA SANDRA/	92-25		12/27/2005		100	No	No		

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
3/31/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	83304
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	20:28:06

LAST REV

Date	Time
09/05/18	14:05:28
danam	
15268	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

